

**TO LET**

**Office &  
Warehouse  
Premises**

The Old Malthouse  
Spring Gardens  
London Road  
Grantham  
Lincolnshire  
NG31 6JP

*On the instructions of  
Hindmarch Properties Ltd*

New Lease Available

**Rent £10,000 pax**



- Approx 8,357 sq ft (776m<sup>2</sup>) NIA in total
- Offices – 1346 sq ft (125m<sup>2</sup>) NIA – 5 separate offices, staff kitchen & WC
- First floor storage 7,011 sq ft (651 m<sup>2</sup>) 4,590 sq ft (426 m<sup>2</sup>)
- Ample parking & loading area
- Convenient edge of town location



*First Floor Storage*



*Office*

The Old Malthouse, Spring Gardens, Grantham

**01476 592960**

## Location

Grantham has a population of approximately 34,000 people (Census 2001) and provides an excellent location with easy access to the A1 Trunk Road and main line train services with a journey time to London King Cross of approx 65 minutes. Spring Gardens is located on the southern edge of the town of Grantham, just off London Road and with easy access to the A1 trunk road.

## Description

A former Maltings building, the accommodation extends over 2 floors and provides extensive warehousing and office accommodation as follows (all measurements quoted are for guidance only):-

The front entrance stairway has a removable barrier for forklift access and leads to:

**Offices** – 5 individual rooms providing 1346 sq ft (125m<sup>2</sup>) NIA overall. The office accommodation has fluorescent lighting throughout and storage heating to most rooms. Security shutters to windows.

Use of kitchen facility and separate male and female WCs

**First floor storage** – 7011 sq ft (651m<sup>2</sup>) fluorescent lighting throughout and a clear ceiling height of 5'10. Hoist lift (500kg SWC) to first floor provides convenient access for loading.

The external yard area provides ample space for parking and deliveries.

## Services

We understand that single and 3-phase mains electricity, water and drainage are all connected to the property but interested parties should contact the relevant service companies to confirm this.

## Rateable Value

The Rateable Value is due for reassessment by South Kesteven District Council.

## Tenure

The property is available by way of a new internal repairing lease for a term to be agreed at a commencing rent of **£10,000 per annum exclusive**.

## VAT

The rent for this property **is subject to VAT** at the prevailing rate.

## Legal Costs

The ingoing tenant will be responsible for the Landlord's reasonable legal fees incurred in this transaction.

## Viewing

By prior arrangement with **Grantham Estates Tel: 01476 592960**

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